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Attorneys for Debtor
JAMES ALLEN ARNOLD, dba
DIAMOND J. RANCH
152936

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:
Case No. 91-424-JHT
Chapter 12

AMENDED
ORDER GRANTING
MOTION TO SELL PROPERTY
FREE AND CLEAR OF ALL
LIENS AND ENCUMBRANCES

JAMES ALLEN ARNOLD,
dba DIAMOND J. RANCH,
Debtor.

Hearing Date: May 25, 1994
Hearing Time: 10:00 a.m.
Estimated Time: 10 minutes

A hearing having come on shortened time on the motion of Debtor James Allen Arnold, dba Diamond J. Ranch, requesting an Order granting Debtors Motion To Sell Property Free and Clear of All Liens and Encumbrances, on May 25, 1994, at 10:00 a.m., before the Honorable James H. Thompson, United States Bankruptcy Judge, after notice having been given to all interested parties, and Debtor, James Allen Arnold, having appeared by and through his counsel of record, Judith A. Otto, of Henderson & Nelson, and the Court having read and considered said Motion of Debtor, and the Response To Motion To Sell Property Free and Clear of All Liens and Encumbrances (Creditor Dan Green), filed by J. Douglas Clark, Esq., and the Court having considered the oral

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U.S. BANKRUPTCY COURT
PATRICIA GRAY, CLERK

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To file

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arguments of counsel, and upon the records and files in this case, and good cause appearing therefor;

IT IS HEREBY ORDERED that the Motion To Sell Property Free and Clear of All Liens and Encumbrances is hereby granted, and that Debtor, James Allen Arnold, is hereby granted leave to accept an offer that has been recently made on a portion of his ranch, consisting of Township 21 North Range 54 East, All Of Section 17 APN 7-250-17, 7-250-18, West One-Half of Section 16, APN 750-09, and various unencumbered personal property, which sale shall generate sufficient proceeds for payment in full of all of the Bankruptcy Estate's secured creditors, and the balance of the allowed unsecured claims, together the outstanding Trustee's fees and costs, according to the following schedule:

1. Secured claims of the Farmers Home Administration ("FHA"), pursuant to their demand, including its first priority Deed of Trust in the amount of \$51,862.22, through June 1, 1994; and the second priority Deed of Trust in the amount of \$5,316.45, through June 1, 1994, to be paid directly by escrow.

2. Secured claim of creditors Richard and Mari Alice Kephart for arrearages in the amount of \$15,032.62, plus interest at a rate of 8% per annum from January 15, 1994 to date of closing of the escrow at \$3.29 per day, and the principal payoff balance \$14,000.00, plus interest at a rate of 8% per annum from March 1, 1994 through Date of closing of the escrow

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at \$3.07 per day, and additional attorney's fees and costs in the amount of \$380.00 to be paid directly by escrow.

3. Secured claim of First Interstate Bank of Nevada, N.A., in the stipulated amount of \$5,000.00, which amount must be paid by June 15, 1994, and shall be paid directly by escrow. All allowed unsecured creditors' claims, with the exception of the claim of Mr. Dan Green, in the amount of \$26,948.00, and Trustees fees and costs in the amount of \$2,665.19, shall be paid by escrow through the Trustee.

5. The disputed unsecured claim of Dan Green in the amount of \$9,669.00, together with potential Trustee fees related to such claim in the amount of \$956.27, shall be held in the Trustee's trust account upon the completion of the sale (which amount shall include the amount currently held by the Trustee in the amount of \$1,802.70) until such time as Mr. Green and Movant can resolve the matter or an objection to the claim can be heard by this Court.

6. Mr. James E. Arnold's claim shall be paid pursuant to his demand to be provided in escrow prior to the closing of such transaction, in an amount not to exceed the remaining proceeds following the payment of all creditors as provided above and the costs and expenses related to the sale of the property as approved below, with any balance to be distributed to the Debtor.

IT IS FURTHER ORDERED that Stewart Title of Northeastern Nevada dba Frontier Title Co., is hereby approved and authorized

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to perform all duties of escrow holder for the sale of the property described above. Stewart Title of Northeastern Nevada is further authorized to pay each of the claims as set forth above, with all sums necessary to be paid by the trustee, to be paid to Anabelle G. Savage, Trustee.

IT IS FURTHER ORDERED that the escrow fees and costs of Stewart Title of Northeastern Nevada; costs of sale as provided in such Offer and Acceptance; and real estate commissions related to the above described property are hereby approved to be paid by Stewart Title of Northeastern Nevada prior to the payment of any claim of Mr. James E. Arnold or any distribution to the Debtor.

IT IS FURTHER ORDERED Debtor's discharge shall enter upon resolution of the remaining claim of Dan Green.

DATED this 2nd day of June, 1994.

James H. Thompson
JAMES H. THOMPSON
UNITED STATES BANKRUPTCY JUDGE

SUBMITTED BY:
Judith A. Otto
HENDERSON & NELSON
164 Hubbard Way, Suite B
Reno, Nevada 89502
Attorneys for Debtor

I hereby certify attached instrument is a true and correct copy of the original in the office of the bankruptcy judge.

Order Clerk to Bankruptcy Judge

Quinn M. Stewart
ABC/Amidwest
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BOOK 269 PAGES 36

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BOOK 269 PAGE 533
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
94 JUN 10 P1:45
EUREKA COUNTY, NEVADA
M.M. REBALVALI, RECORDER
FILE NO. FEES \$10